

WABASH BROWNFIELD PROGRAM

A SUCCESS STORY

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Introduction

- Brownfield Program Started in 2004
- Spanned two administrations/ two political parties
- Five sites were cleaned up
- Four sites are in various stages of redevelopment

Keys to success

- Strong Leadership
- Strong Community Support
- Good Advisors
- Strong and supportive State Funding Program (IDFA, IFA, DOC)

Teamwork = Success



Brownfield Advisory Committee

- Need a broad cross section of key community leaders
- Must stay focused
- Must feel they take ownership of the Brownfield Program
- Need the support of local media
- Must be open to the public

Brownfield Advisory Committee



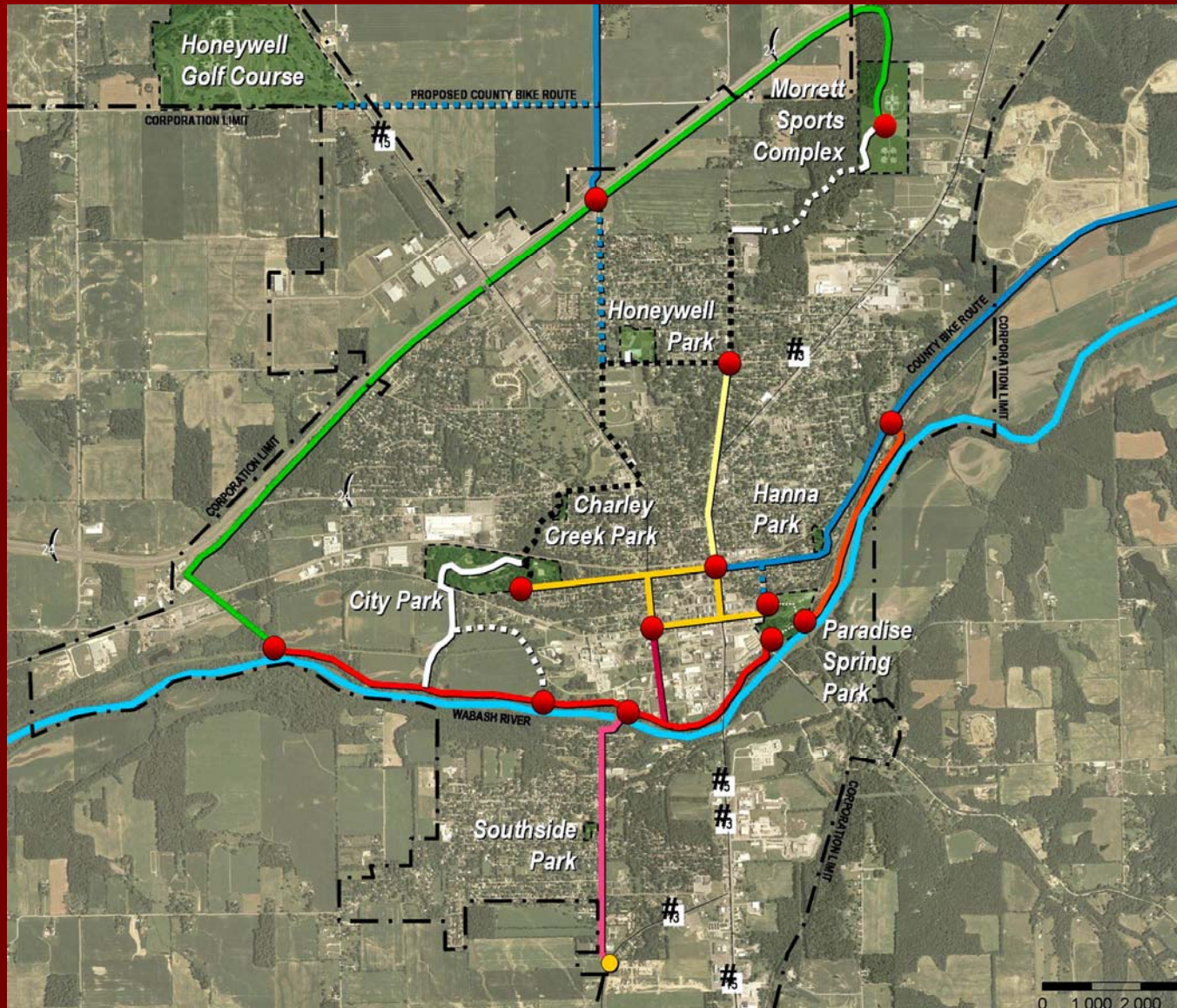
Function of Brownfield Committee

- Screen and inventory Brownfield sites
- Prioritize Brownfield Sites
- Develop funding strategies for Brownfield Sites
- Develop reuse plans for Brownfield Sites

Brownfields → Community Assets

- Used Brownfield sites to link many key community features and projects
- Integrated Wabash's Brownfield Program with City planning functions
- Used all Brownfields as Community Assets

Virtual Tour- Master Parks Plan



Virtual Tour- Paradise Spring Park



Virtual Tour- Denton Brownfield





Virtual Tour- Vernon Street



Virtual Tour- Cozy Corner **Brownfield Site**



Virtual Tour- Bront Brownfield Site





AMERICAN

MARTIN

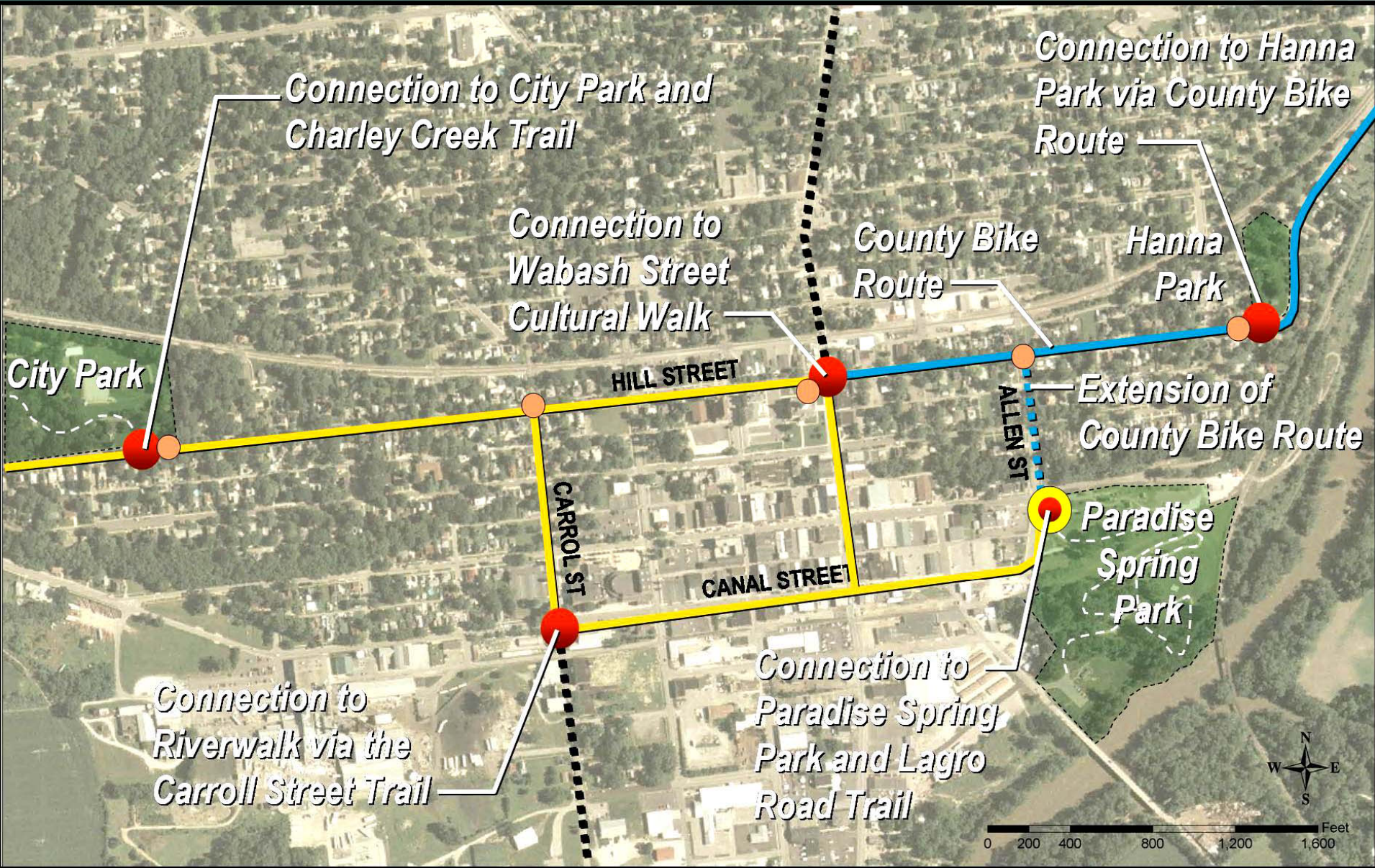
EMERGENCY

Virtual Tour- Mafcote Brownfield Site





Virtual Tour- Cultural Trail



Virtual Tour- Honeywell Center



Virtual Tour- Historical Restoration in Wabash



Virtual Tour- **Richard Ford Historical Museum**



Virtual Tour- Carnegie Library Renovations



Virtual Tour- **County Justice Building**



Virtual Tour- Courthouse



Virtual Tour- County Museum



Virtual Tour- Municipal Building



Virtual Tour- Back to Paradise Spring Historical Park



Virtual Tour- Swinger **Property**



Community Based Brownfield Redevelopment

Step 1 Establish Brownfield Advisory Committee

- Serve as the centerpiece of the Brownfield Program.
- Serve as a public forum to inventory Brownfields
- Serve as a clearinghouse for information about ownership, marketability and status of Brownfields
- Serve as a primary communication forum to assess the needs of the community

Community Based Brownfield Redevelopment

Step 2: Prepare Brownfield Inventory

- Compile a list of blighted areas that may qualify as Brownfields
- Collect basic information about blighted areas that may qualify as Brownfields
- Prioritizes the sites based on a user specified scoring system

Community Based Brownfield Redevelopment

Step 3: Develop Reuse Plan for Each Site

- Determine the best end use of the site and work with developers or city/county end users on a site plan.
- Assist in the marketing of the site if needed
- Develop a funding plan for investigation and remediation of the site
- Develop risk management tools for end users

| Site | Address | Brown field? | Owner RP? | Owner Cooperative ? | Intended Use | Contamination | Inquiries ? | Marketability |
|--|-----------------------|--------------|-----------|---------------------|-------------------|-----------------------|-------------|-------------------|
| 1. MAFCOTE | 410 S. Carroll Street | yes | ? | yes | yes | slightly contaminated | yes | highly marketable |
| 2. Bront Warehouse | 401 S. Carroll Street | yes | yes | no | yes | severely contaminated | yes | highly marketable |
| 3. Swinger Gas Station | 211 N. Wabash Street | yes | yes | yes | yes/ two requests | severely contaminated | yes | highly marketable |
| 4. Denton property by river | 537 S. Wabash Street | yes | no | yes | yes | severely contaminated | yes | highly marketable |
| 5. Kozy Korner | 1408 Columbus Street | yes | no | yes | none | contaminated | yes | highly marketable |
| 6. Old gas station at Ferry and Falls | 414 Fall Avenue | yes | ? | yes | yes | unknown | no | marketable |
| 7. Old trucking station on Erie Street | 651 Erie Street | yes | ? | yes | ??? | contaminated | no | marketable |
| 8. Old City Landfill | 1373 Mill Street??? | yes | yes | yes | ??? | severely contaminated | no | not marketable |

Example of Reuse Plan

Bront/Mafcote

- Intended use:
 - Wabash County YMCA- Bront property
 - Required resolution from YMCA board to use the site and a commitment through IDFA enabling ordinance on construction milestones
 - Skate/Bike Park- Mafcote Property
 - Originally part of the YMCA development; later the City of Wabash took the lead. Included park in Master Parks Plan

Funding Plan

- Decided to start with IDFA SAGI funds to investigate properties:
 - Grants awarded in 1998, 2002, and 2004 totaling \$108,000 allowed characterization of site
 - Property ownership issues delayed progress on Bront property

Funding Plan

- Decided to use DOC Brownfield Grant and LILI to fund demolition and remediation

\$500,000 DOC Grant

\$500,000 LILI

Funding Plan

Demolition cost: \$608,000

Remediation Cost: \$55,000

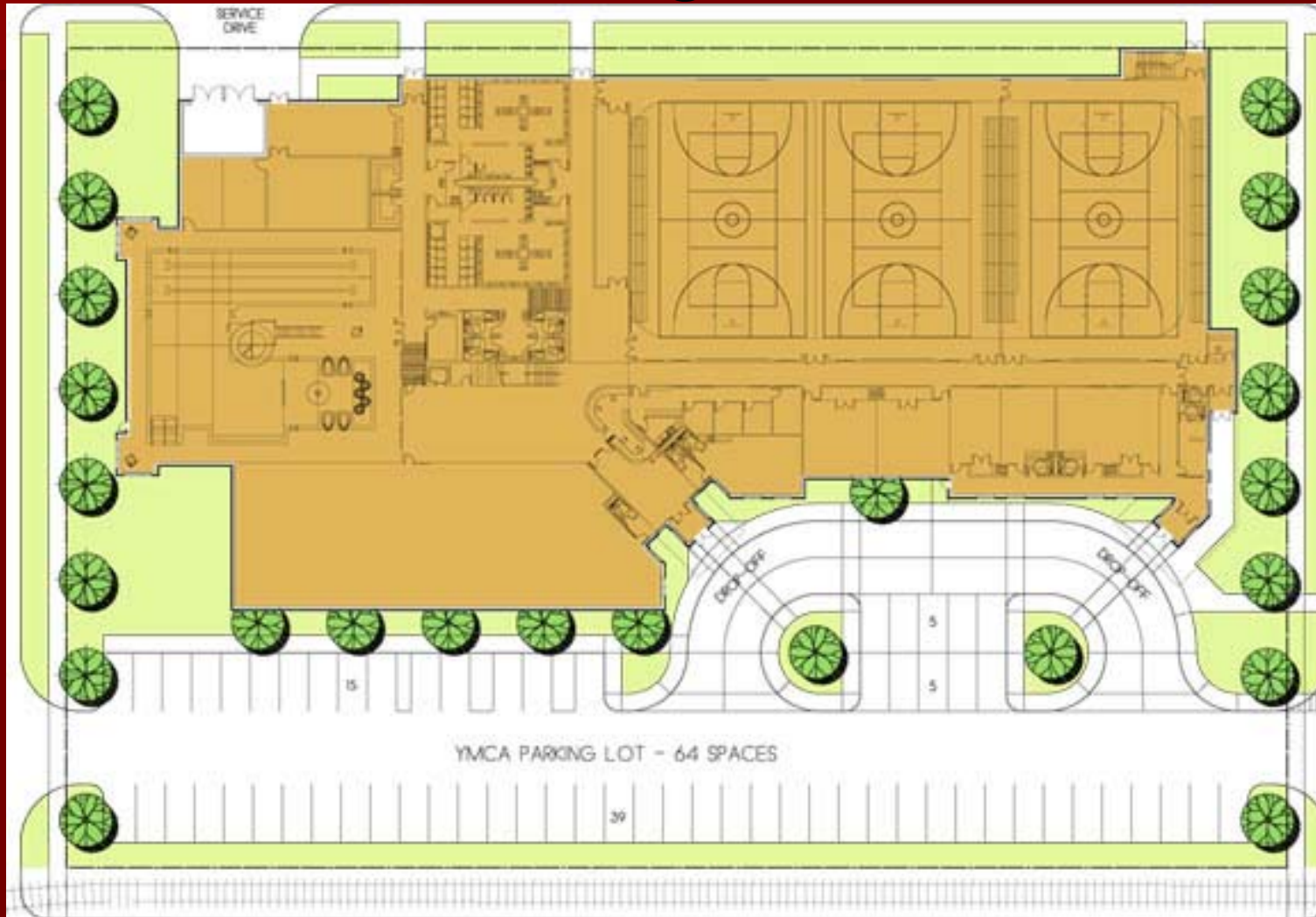
Engineering Cost: \$171,500

Total Cost: \$834,500

Risk Management and Title Transfer Issues

- Bront Warehouse
 - Early Condemnation issues
 - 2004 Eminent Domain process
 - IDEM Site Status letter
 - Transfer to Redevelopment
 - Transfer to YMCA
 - Deed restrictions

Reuse of Bront site as Wabash County YMCA



Risk Management and Title Transfer Issues

- Mafcote Property
 - Donated to City
 - Site Status letter
 - Deed Restrictions
 - No transfer necessary

Reuse of Mafcote Site as Skate/Bike Park



Teamwork = Success

